

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

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2004 DEC 23 P 4: 11

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, January 3, 2005

Board of Adjustment Board Members

Vacant	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **12:00 noon. – Work Session presentation by staff to discuss rules and procedures, and other items for consideration on the agenda for January 3, 2005.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **A-04-143:** The request of Thomas Valdez, III for a 6-foot variance from the minimum 20-foot front setback requirement for carports and garages to keep an existing carport 14 feet from the front property line, 7302 Yakima Drive.
- V. **A-04-149:** The request of Herminia G. Gonzalez for a 4-foot, 6 inch variance from the minimum 5-foot side setback requirement in R-4 zoning districts to keep an existing carport 6 inches from the side property line, 423 Tedder Street.
- VI. **A-05-001:** The request of Yvonne Ray for a Special Exception to operate a one (1) operator beauty shop in a residential area, 1347 Onslow Street.
- VII. **A-05-002:** The request of Pura Zavala for a Special Exception to operate a one (1) operator beauty shop in a residential area, 2031 West Pyron Avenue.
- VIII. **A-05-003:** The request of Raymond R. Garcia for a Special Exception to relocate a structure from 439 Buckingham to 271 East Lambert Street.
- IX. **A-05-004:** The request of Lisa Garza for a Special Exception to relocate a structure from 719 Brighton Street to 1842 Aransas Avenue.

X. **Staff Report.**

XI. **Approval of the minutes from the regular meeting of November 15, 2004 and December 6, 2004.**

XII. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

XIII. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

January 3, 2005

CASE NO. A-04-143

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

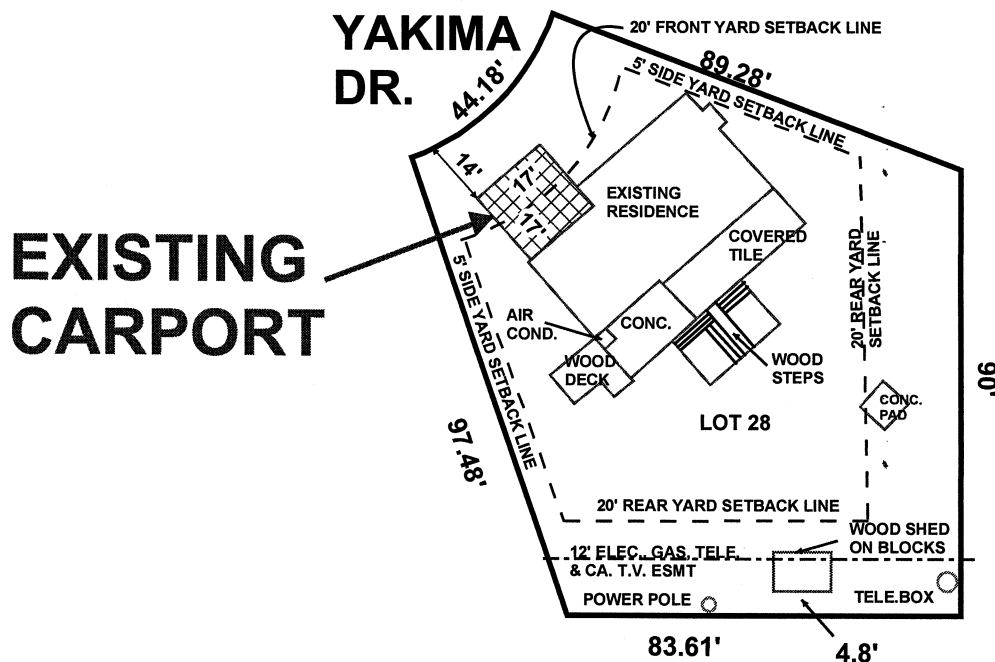
Thomas Valdez III
Lot 28, Block 1, NCB 18536
7302 Yakima Drive
Zoned: "R-6" Residential Single-Family District

The applicant requests a 6-foot variance from the minimum 20-foot front setback requirement for carports and garages to keep an existing carport 14 feet from the front property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-516 of the Unified Development Code which requires a minimum 20-foot front setback for carports and garages.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

PLEASE COMPLETE AND RETURN THIS ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT,
P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR
FURTHER INFORMATION PLEASE CALL (210) 207-8318



Plot Plan

A-04-143P.P.

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

January 3, 2005

CASE NO. A-04-149

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

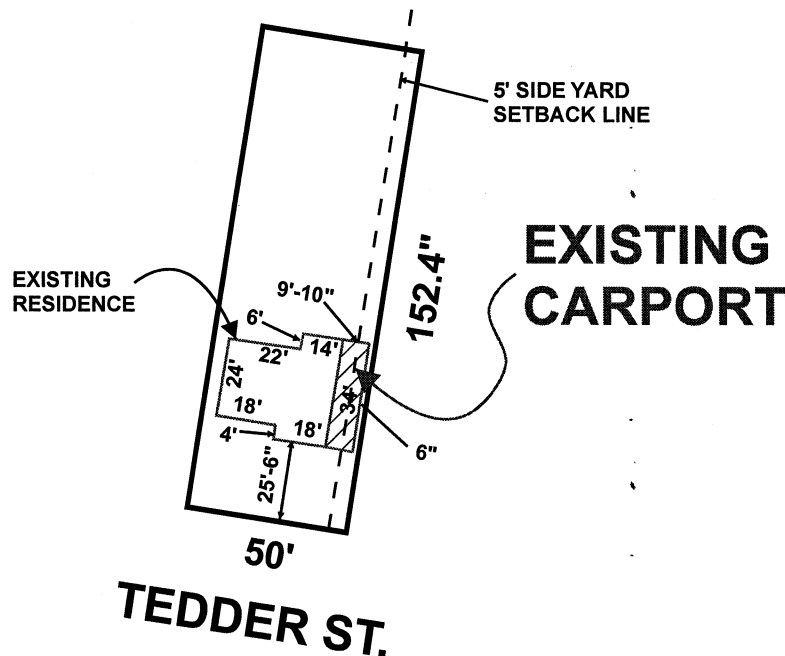
Herminia G. Gonzalez
Lot 34, Block 16, NCB 11232
423 Tedder Street
Zoned: "R-4" Residential Single-Family District.

The applicant requests a 4-foot, 6 inch variance from the minimum 5-foot side setback to keep an existing carport 6 inches from the side property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310 Table 310-1 of the Unified Development Code which requires a minimum 5-foot side setback.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-149

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BOARD OF ADJUSTMENT

January 3, 2005

CASE NO. A-05-001

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

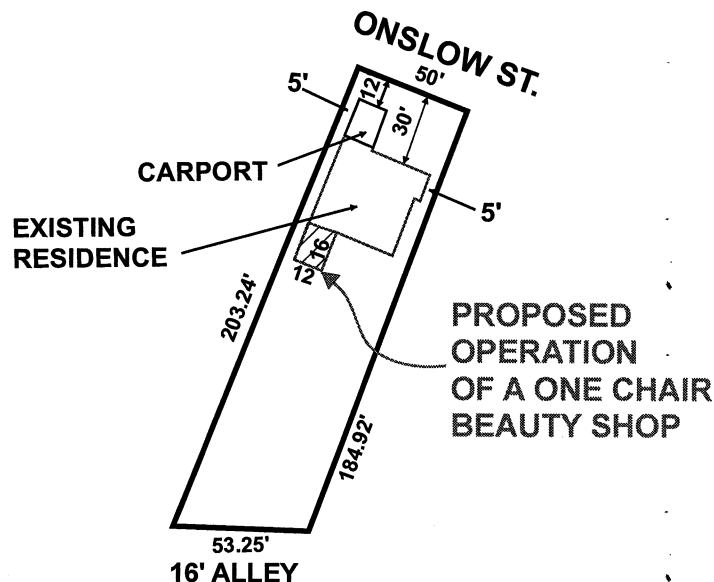
Yvonne Ray
Lot 34, Block 7, NCB 9548
1347 Onslow Street
Zoned: "R-4 EP-1" Residential Single-Family Event Parking Overlay District.

The applicant requests a Special Exception to operate a one(1) operator beauty shop in a residential area.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-375 of the Unified Development Code. The proposed hours of operation will be Tuesday through Saturday, 830AM – 6PM. Total proposed hours of operation per week is 42.5 hours.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-05-001

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BOARD OF ADJUSTMENT

January 3, 2005

CASE NO. A-05-002

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Pura Zavala

Lots 46 and 47, Block 30, NCB 8523

2031 West Pyron Avenue

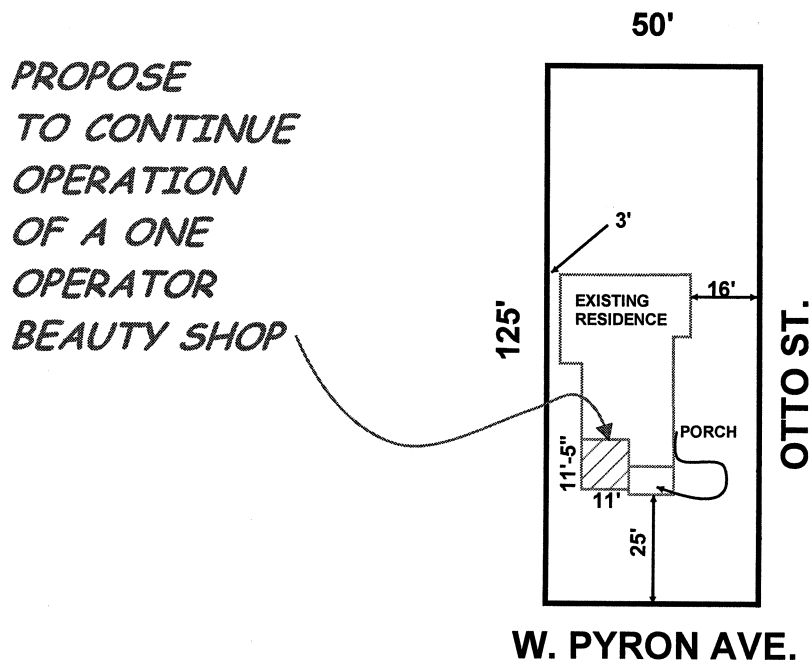
Zoned: "R-6" Residential Single-Family District.

The applicant requests a Special Exception to operate a one(1) operator beauty shop in a residential area.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-375 of the Unified Development Code. The proposed hours of operation will be 9AM to 5PM, Tuesday through Saturday. Total proposed hours of operation per week is 40 hours.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-05-002

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BOARD OF ADJUSTMENT

January 3, 2005

CASE NO. A-05-003

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 3, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Raymond R. Garcia
Lot 33, Block 4, NCB 2934
271 East Lambert Street
Zoned: "MF-33" Multi-Family District.

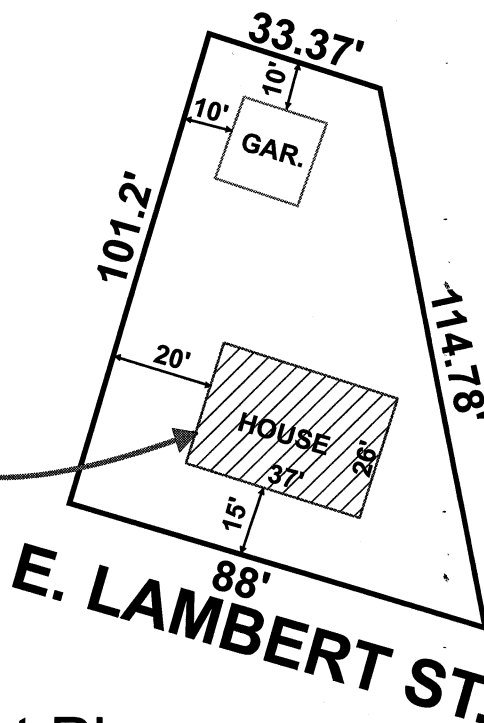
The applicant requests a Special Exception to relocate a structure from 439 Buckingham to 271 East Lambert Street.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-389 of the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**PROPOSED
RELOCATION
SITE**



Plot Plan
A-05-003

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BOARD OF ADJUSTMENT

January 3, 2005

CASE NO. A-05-004

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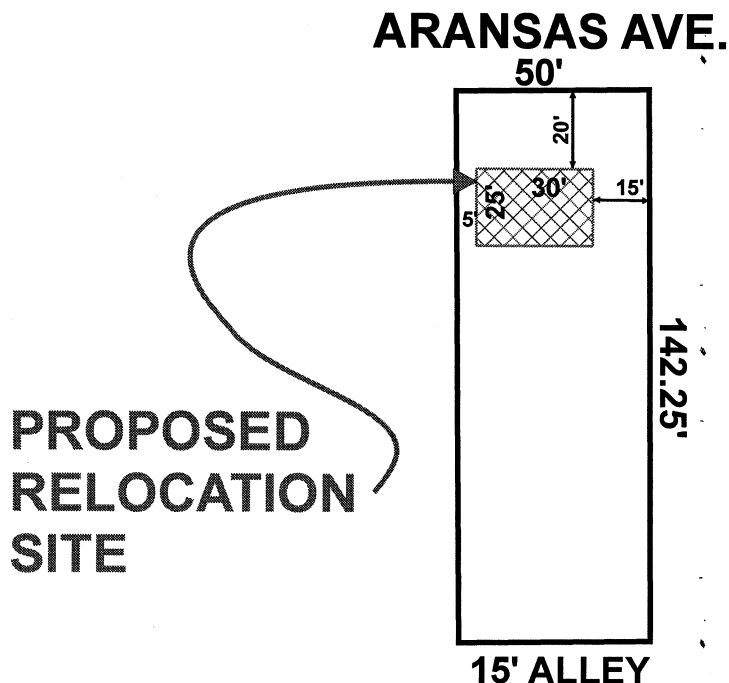
Lisa Garza
Lots 39, 40, 45 and 46, Block 1, NCB 1543
1842 Aransas Avenue
Zoned: "RM-4" Residential Mixed District.

The applicant requests a Special Exception to relocate a structure from 719 Brighton Street to 1842 Aransas Avenue.

Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in Section 35-389 of the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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A-04-004

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